

LONG ISLAND REAL ESTATE FOR SALE

Each week this office will offer properties that have been thoroughly inspected and show much above the average value.

Great Neck, L. I.
No. 1057—WATER FRONT ESTATE FOR ALL YEAR OCCUPANCY. 3 acres of land with 300 feet water frontage, excellent bathing beach, dock and bath house. Fine stucco residence, 6 master bedrooms, 5 maid's rooms and 5 baths. Every improvement. Beautiful grounds, greenhouse. PRICE \$125,000.

North Shore Waterview
No. 2000—Half hour only. Fine bathing. Immediate possession of most attractive house with 14 acres. Fine shrubs and fruit. House contains large sun porch, 5 master bedrooms, 5 baths, 3 maid's rooms, large sleeping porch, gas, electric light, steam heat. Garage, two cars, maid's room. Greenhouse. One and a quarter miles to country club. Ten minutes walk to station.

No. 2147—Charming place on the North Shore, recommended by us and we recommend it highly. Three acres, beautifully landscaped. Fine old trees, shrubs with a tapestry brick fireplace. Tudor house, containing 5 master bedrooms and 5 baths, 3 maid's rooms and 5 baths. 3 car garage with living quarters of 3 rooms and bath. Stable with 3 box stalls, 3 cow stalls, chicken house 200 feet long, all outbuildings of fireproof construction. Same general style as main residence. PRICE \$87,500.

No. 1928—3 acres—100 feet of water front. The choicest building site left on Long Island within 20 minutes of Pennsylvania station. PRICE ON APPLICATION.

L'Ecluse, Washburn & Co., Inc.
1 West 34th St., N. Y.
Greens 2290.

Solve your rent problem by buying a home in
Arleigh
The New Home Colony
Fifteen Minutes from Grand Central Subway Station.
100 Houses Now Building
100 Acres Under Development.

Six and seven rooms, with heated garage and private driveway; tapestry brick, parquet floors, white enamel trim, hot water heat, tiled bath and kitchen. Price \$29,900 to \$12,000. Take Queensboro Subway train from Grand Central Subway Station, direct to the property, one block from Ditmars Avenue Station, and adjoining the new 60-acre, million dollar water front park. Send for photographs, floor plans and particulars. Brokers protected.

Rirkert-Brown Realty Co.
Tel. Mur. Hill 1190, 52 Vanderbilt Av.

READY JUNE 1st
Four-Story Building
with basement, 126x80
Fireproof—Sprinkled.
Three-Story Building
Fireproof, 180x78
Or Two Additional Floors.
Two-Story Building
Fireproof, 140x200
Or 2 Additional Floors.

Cross & Brown Co.
18 EAST 41st ST.
Murray Hill—7100

IMMEDIATE POSSESSION
Gentleman's Estate
ON LONG ISLAND.
Residence, six master bedrooms, five baths, 4 servant's rooms. Every improvement. Garage for 3 cars, with chauffeur's quarters.
On South Side
About 16 miles New York City. Excellent highway, 14 acres. Special care having been taken in reference to the landscaping. For sale at about half the original cost.
1 1/2 HOURS BY MOTOR.
This is an ideal property for a gentleman who wishes to be near New York and at the same time enjoy the seclusion of the delightful South Shore property.

G. F. ARCHER, Do Not Build
30 E. 43d St., N. Y. When You Can Buy

AT BAYSIDE
An attractive house, well built, 10 rooms and two baths. Overlooking the water. Could not be duplicated today for anywhere near the price asked. Good sized plot, fine neighborhood. Possession May 1st, 1920.
ED HESSELS
1 W. 34th St., N. Y.
Tel. 2278 Greasley.

A SHOW PLACE.
Whole front, 400 feet on Great South Bay, 1,100 feet on inlet one side, private road on other, permanent privacy; perfect Dutch Colonial architecture, constructed under the personal supervision of present owner, with the highest type materials, features, etc.; living room 50x43, dining room 28x28, and sun parlor all across front of house; seven master bedrooms, three baths; six servant's rooms and baths; garage same construction as house, five-car capacity and chauffeur's accommodations; ample court, orchard of apple and plum trees, many maple and other large trees, artistically laid out lawn and paths with flower, shrubbery, pergola and sun dial garden; a gentleman's place of nine acres that has been kept up to the minute; one mile from station; cost \$125,000, which will show by inspection; a price somewhat less than original cost. For sale at once. Considered; photographs of this palatial residence shown.

M. M. HAYWARD & CO.
BROADWAY AND 100TH ST.

ROCKVILLE CENTRE Home-Site Specialists. If it's W. Hennings, opp. Sta. for sale we have it.

DOUGLAS MANOR, Tel. Bayside 811
L. HART WELCH, Tel. Bayside 811
L'Ecluse, Washburn & Co., 1 W. 34th St., North Shore Real Estate.

FOR A HOME IN FLUSHING
See HALLERMAN AGENCY, Flushing, N.Y.

REAL ESTATE AT AUCTION.

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HENRY ASTOR TRUST EST.

By order of the Supreme Court, Hon. Charles F. Brown, Referee, has been directed to sell at public auction the properties of the Henry Astor Trust Estate, March 9, 1920.

These properties consist of 60 private dwellings, 38 apartment and tenements, 3 theatres, 33 plots of ground leased, on which are tenements, dwellings, etc., 7 factory buildings and a number of vacant lots.

A large amount of the property is situated from 45th to 51st Streets, west of Broadway.

Many leases on these properties expire May 1st, 1920.

These properties are, therefore, especially suitable for tenants whose leases expire May 1st or October 1st, 1920. They can be altered for business purposes, or are suitable for residences.

Past as well as present experience has demonstrated the desirability of owning your own property—whether for business or residential purposes.

For catalogues and particulars apply to

J. CLARENCE DAVIES, 149th St. and 3rd Ave., or 32 Nassau St.
JOSEPH P. DAY, 67 Liberty St.,
Agents and Auctioneers

MORRIS & McVEIGH,

Attorneys for Plaintiff

No. 32 Liberty Street.

LONG ISLAND REAL ESTATE FOR SALE.

MANHATTAN BEACH

Modern dwelling, 6 rooms, 2 baths, steam heat, electric lights, hardwood floors, all year round house, up to date in every particular, easy terms, no trade; possession at once.

F. R. Wood & Co., Inc.,
128 West 72d St. Tel. Columbus 6245

LONG BEACH

\$25 deposit holds 8-room furnished bungalow for summer near ocean and boardwalk. Balance \$175 can be applied to purchase price, \$2,100, if desired. Other attractive cottages at Westholme, 6 rooms and bath, sewer, gas, electricity, roads, garage, etc. Call any time any day. Take bus from station. EDW. J. FAIRBANKS, New York Ave. and Beach St.

100 ACRES

Most select and highest portion of Wheatley Hill. Has no equal.

JOHN RITCHIE HILL,
Westbury, L. I.

AT BAYSIDE L. I.—Attractive 7 room house with garage, ready to move in 5 minutes from station, one block to trolley. Beautiful plot 50x100; price \$8,500; easy terms. Must be sold quickly. FAIRBANKS, 50 Northern Ave., N. Y. C.

Distinctive Homes Now Ready.

CITY REAL ESTATE.

CHANCE LARGE PROFITS

West Side, above 72nd Street. Corner elevator apartment house, small modern apartment house. Price \$40,000. Very low; can be about \$45,000 October. Price \$125,000.

Vicinity of Broadway and 145th Street. 75 feet, 6 story elevator apartment house. Rents \$20,000; very low; will be about \$25,000 October. Price \$125,000.

MANHATTAN REAL ESTATE FOR SALE.

OFFICE SEEKERS

Be Your Own Landlord

And get good return on small buildings in the downtown section; possession May 1st, 1920, or before.

F. R. Wood & Co.

ESTABLISHED 1899
128 W. 72d St. Tel. Columbus 6245

An Exceptional Investment

Adjoining Broadway

80th St., 50x100

Two Five Story Flats
Paying 12%
Net on Investment.

I. H. POLLACK, 51 E. 42d St.
Tel. Murray Hill 2071-72.
OR YOUR OWN BROKER.

PLOT 33x92
20th St., West of 10th Ave.
Opportunity for
GARAGE

Harrie S. Lines, 375 Lexington Ave.

HOUSES WANTED.

WILL LEASE WITH OPTION TO BUY. A HOUSE IN GOOD CONDITION, 10-12 ROOMS, 3 BATHS, GAS AND ELECTRICITY. MODERN IMPROVEMENTS. GARAGE. ALSO ONE-HALF TO ONE ACRE OF GROUND. LOCATION ON BOUNDARY IN WESTCHESTER COUNTY. TO BE READY FOR OCCUPANCY BY APRIL 1ST. ALL YEAR RESIDENCE. ADDRESS, STATEN ISLAND DETAILS: P. O. BOX NO. 11, TIMES SQUARE STATION, NEW YORK CITY.

BRYAN L. KENNELLY, Auctioneer

156 Broadway, New York. Phone Cort. 1547

SPECIAL AUCTION SALES DAY
WEDNESDAY, FEB. 11TH
At 12 o'clock noon, at the Exchange Salesroom, 14-16 Vesey St., N.Y.

EXECUTOR'S SALES

Estate of TERESA M. J. O'DONOHUE
BY ORDER OF
JOS. J. O'DONOHUE, JR.
EXECUTOR
126-128 Hester St.
2 six-story tenements on plot 20x50.
JOHN DELAHUNTY, ATT'Y.,
32 NASSAU ST.

Estate of PAUL GEYER
BY ORDER OF THE HEIRS.
S.W. CORNER OF JACKSON AND WOODSIDE AVES., L. I. CITY.
3-story building known as McGowan's Hotel, on plot 13x134.

HANDSOME RESIDENCE
AND GARAGE, 1201-1207
PUTNAM AVE., COR. OF
KENSINGTON AVE.,
PLAINFIELD, N. J.

14 room dwelling, with 3 baths, parquet and hardwood floors throughout, with elaborate electric fixtures and ready for occupancy, splendid garage for 2 cars; plot 12x100.

VACANT PLOT, 75x100
East side of Fieldston Rd., 100 ft. South of 25th St.

VACANT PLOT, 69x97.
N. E. Cor. of Frisby and Overing Aves.

21 BRONX LOTS

Entire front block front on West Side Whitlock Ave., between 144th and 145th Sts., also plot on Austin Place, between 144th and 145th Sts. This property is between two subway stations. It is opposite the N. Y. N. H. & H. R. R., with siding possibilities and is an ideal location for factory purposes.

Write for Bookmap.

REAL ESTATE FOR SALE OR RENT.

REAL ESTATE FOR SALE OR RENT.

FOR SALE OR LEASE

One of the few remaining
Large Broadway Plots Available
For Immediate Improvement

Block Front, 82d to 83d St.
East Side of Broadway

Size 204 feet on Broadway
140 feet in depth

2-story Taxpayer now on property.

Possession can be had immediately
or can be delivered with 21-year
Lease to responsible tenant to net 7%.

BING & BING

119 West 40th St. Bryant 6410
Brokers Fully Protected.

APARTMENTS TO LET.

APARTMENTS TO LET.

WHY LIVE UPTOWN IN MANHATTAN
45 to 60 Minutes from your business when you can live in the Boro of Brooklyn only 5 minutes via subway from downtown Manhattan and 15 minutes from Grand Central Station or Times Square?

Standish Arms Apartment Hotel

ON BROOKLYN HEIGHTS
167-169-171 Columbia Heights

HOTEL APARTMENTS
Excellent location overlooking the Harbor and downtown Manhattan.
1 and 2 Room & Bath Suites
Furnished or Unfurnished
For Particulars Apply on Premises.
Telephone 4700 Main.



Central Union Trust Company
of New York

And Edward W. Barnes, Esq.

Executors of the
Estate of Helen C. Juilliard

Have ordered the
Absolute Auction Sale

of the valuable Manhattan Investment Properties including Loft Buildings in the Old Wholesale Dry Goods District, on Broadway and on Leonard St. and in the lower West Side Produce and Warehouse District, active sections in this most active real estate market where properties are seldom obtainable at public auction. These properties are to be sold to procure in part the cash to pay Mrs. Juilliard's many bequests to charitable and educational institutions.

LARKIN & PERRY, Esqs., Attorneys
80 Broadway

Central Union Trust Company
of New York
Guaranty Trust Company
of New York

Frederic A. Juilliard, Chester A. Braman
and Robert Westaway, Esqs.,

Executors of the
Estate of A. D. Juilliard

Have ordered the
Executors' Auction Sale

of a modern twelve-story seventy-five foot fireproof Loft Building in one of the best locations in the mid-town section of Manhattan

LARKIN & PERRY, Esqs., Attorneys
80 Broadway

STETSON, JENNINGS & RUSSELL, Esqs., Attorneys
15 Broad Street

LAMAR HARDY, Esq., Attorney
120 Broadway

The sale will be held on **TUESDAY, FEBRUARY 10th**, at 12 o'clock noon, in Real Estate Salesroom, 14 Vesey St.

60% @ 5 %
10% @ 5 1/4 %
May remain on mortgage

Title Policies of the
Title Guarantee &
Trust Co. Free.

Send for Bookmap
Joseph P. Day
Auctioneer
67 Liberty St. Cortlandt 744

REAL ESTATE FOR SALE.

REAL ESTATE FOR SALE.

Home Seekers and Speculators

ATTENTION!
PRIVATE HOUSES WITH POSSESSION
Easily Altered Into Small Suite Apartments.
Price Represents Present Ground Value.

14 to 24 West 84th Street
Close to Central Park.
Six 4-Story and Basement Houses.
Size 20.10x102.2 ft. each; 15 Rooms and 3 Baths.
POSSESSION MAY 1.
PRICE—\$27,500 EACH. TERMS TO SUIT.

218 to 224 West 70th Street
Just West of Broadway.
Four 3-Story and Basement Private Dwellings.
Size 16.8x100 ft. each. 10 Rooms and 2 Baths.
PRICE—\$27,500 EACH. TERMS TO SUIT.
POSSESSION OCTOBER 1.

305 to 311 West 70th Street
Adjoining West End Av.
Four 3-Story and Basement Private Dwellings.
Size 20x100 ft. each. 10 Rooms and 2 Baths.
PRICE—\$23,000 EACH. TERMS TO SUIT.

I. RANDOLPH JACOBS & CO.
OWNERS,
542 Fifth Av. Murray Hill—7250.
BROKERS FULLY PROTECTED.

APARTMENTS TO LET.

APARTMENTS TO LET.

Hotel Peter Stuyvesant

Central Park West at 86th St.

Will be open for the reception of guests February 2d, 1920.

HOTEL APARTMENTS, FURNISHED OR UNFURNISHED, FROM ONE ROOM AND BATH TO AS MANY AS DESIRED ON YEARLY LEASE. INSPECTION INVITED.

WILLIAM F. INGOLD, MANAGER.

Proof That It Is Cheaper to Buy Than to Rent

The following is a typical example selected at random to show you why over 500 practical, far-sighted people have bought houses in the Fifth and Park Avenue sections during 1919. We use as a basis a house in the Sixties that can be bought for \$65,000.

A 19x100 ft., 5 story American Basement; Modern Plumbing, Electric Lights, Hardwood Floors, 3 or 4 Master's Bedrooms, 5 Servants' Rooms, 3 Baths.

First mortgage \$30,000 at 5 1/2 % interest..... \$1,650.00
Taxes at \$5.00, assessed valuation \$48,000..... 1,300.00
Items deductible from taxable income:
Cash equity \$35,000, at 6 % interest..... 2,100.00
Since this amount produces no income it is not taxable.

Assuming that your yearly income is \$40,000, the saving in tax on the above three items is..... 1,225.00
Water tax, heat, repairs, insurance, etc..... 1,370.00
Net cost per year..... \$5,095.00
An apartment of similar size in this section would cost at least..... \$10,000.00

Net Saving \$4,908.00
This method can be applied to a house of any price to determine the net saving.

This makes it possible for a man with considerably smaller income than \$40,000 to obtain \$10,000 worth of comfort for \$5,092.00 a year.

Many specific bargains and interesting data in relation to the situation are contained in our "Little Booklet." Sent on request.

Private House Prices Are Lower Now Than They Will Be by Spring and, Perhaps, Ever Again

Douglas L. Elliman & Co.
Town and Country Residence,
414 MADISON AVE. Murray Hill 5600

BUSINESS PROPERTY FOR SALE. BUSINESS PROPERTY FOR SALE.

CHARLES F. NOYES COMPANY
REAL ESTATE
102 WILLIAM STREET
New York.

FOR SALE WITH POSSESSION

466-470 WASHINGTON ST.
258-89 WEST ST.

PLOT AREA 11,600 SQ. FT.—FLOOR AREA 100,000 SQ. FT.

PRICE \$350,000
MORTGAGE \$165,000
POSSESSION ARRANGED
FULL COMMISSION TO BROKERS

REMARKS
BUILDING SPARKLER EQUIPPED
THREE LARGE ELECTRIC BLINDS
SHIPPING PLATFORMS BOTH STREETS
HEAVY FLOOR CARrying CAPACITY
FULL COMMISSION TO BROKERS

TO LET FOR BUSINESS PURPOSES. TO LET FOR BUSINESS PURPOSES.

STORES, FLOORS & OFFICES
TO LEASE

SUITABLE FOR EXECUTIVE OFFICES, BANKS, FINANCIAL INSTITUTIONS, INSURANCE, SALES AND DISPLAY ROOMS, LARGE CORPORATIONS, ETC.

20,000 SQUARE FEET PER FLOOR
READY ABOUT JULY, 1921.
New 17 Story Fireproof Bldg.
7th Av., 30th to 31st St.

ADJOINING
PENNSYLVANIA STATION
PENNSYLVANIA HOTEL
APPLY YOUR OWN BROKER OR

REGENT REALTY CO., 33 West 42d St.

REAL ESTATE. REAL ESTATE.

Co-operative Ownership

We intend to erect on West 55th Street a semi-housekeeping Apartment Hotel, two rooms (or more), with bath and kitchens, Roof Garden, Swimming Pool.

PAY 4 YEARS' RENT
And Own Your Own Apartment

Full particulars from
FRED T. LEY & CO., INC.,
Department of Co-Operative Building
Tel. Vanderbilt 2865 19 West 44th Street